



APPENDIX B

ADEQUATE SITES PROGRAM ALTERNATIVE CHECKLIST

STATE OF CALIFORNIA - BUSINESS, TRANSPORTATION AND HOUSING AGENCY

ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Division of Housing Policy Development

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City of Huntington Beach
 Preservation of At-Risk (Wycliffe Gardens)



AB 438 Compliance Checklist
 Per Government Code Section 65583.1(c)

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The provisions set forth in Government Code Section 65583.1(c) (AB 438) are applicable <u>only</u> if a City/County has met at least a portion of the regional share for very low-income (VL) or low-income (L) households in the current or previous planning period. In the current period: In the previous period: 65583.1(c)(2)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	IV-9
Identify the specific source of committed assistance funds. (refer to the definition on page 3). <u>Redevelopment Housing Funds</u> Indicate the amount and date when funds will be dedicated (legally enforceable agreement): <u>\$2.6 million</u> Date: <u>April 2008</u> (bridge loan) 65583.1(c)(1)(A)	Also, up to \$8 million loan in permanent financing July 2008	IV-10
Do the units qualify for a 1 to 1 reduction of the regional share of up to 25% of the VL & L income need by having affordability covenants greater than 20 years? 65583.1(c)(1)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	IV-10
Unit costs/rents are to be affordable to: Very low-income households... Low-income households 65583.1(c)(1)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	IV-10
Indicate the total number of units to be assisted with committed assistance funds (by funding source). Will the funds be sufficient to develop the identified units at affordable costs or rents? 65583.1(c)(1)(B)	VL income units <u>185</u> L income units _____ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	IV-10
Note: If you do not meet <u>all</u> of the general requirements listed above, your jurisdiction is not eligible to utilize the adequate sites provisions set forth in Government Code Section 65583.1(c).		
(A) Substantial Rehabilitation Include reference to specific program description in HE. 65583.1(c)(1)	N/A	
Units must result in a net increase of the affordable housing stock. 65583.1(c)(2)(A)	Net # of VL income units _____ Net # of L income units _____	
Are units at imminent risk of loss to affordable housing stock? 65583.1(c)(2)(A)(i)(I)	Yes <input type="checkbox"/> No <input type="checkbox"/>	

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Will relocation assistance be provided to tenants? Temporary: Permanent: 65583.1(c)(2)(A)(i)(II)	Yes ___ No ___ Yes ___ No ___	
Will tenants will have the right to reoccupy units? 65583.1(c)(2)(A)(i)(III)	Yes ___ No ___	
Are the units subject to a 3 to 1 substitution rate due to affordability covenants of <u>less than 20 years</u> (but greater than 10)? 65583.1(c)(2)(A)(ii)	Yes ___ No ___	
Has a court or code enforcement agency found that the units are unfit for human habitation and vacant or subject to being vacated for 120 days because of following health and safety conditions (must satisfy a minimum of 4 of the 7 conditions listed below): 65583.1(c)(2)(A)(i)(IV)	Yes ___ No ___	
(1) Termination extended interruption or serious defect of gas, water or electric utility systems, not caused by the tenant's failure to pay monthly bill.	Yes ___ No ___	
(2) Serious defects or lack of adequate space and water heating.	Yes ___ No ___	
(3) Serious rodent, vermin or insect infestation.	Yes ___ No ___	
(4) Severe deterioration rendering significant portions of the structure unsafe or unsanitary.	Yes ___ No ___	
(5) Inadequate number of garbage receptacles or services.	Yes ___ No ___	
(6) Unsanitary conditions (faulty plumbing or sewage disposal) affecting significant portion of structure.	Yes ___ No ___	
(7) Inoperable hallway lighting.	Yes ___ No ___	
Affordability and occupancy restrictions will be maintained for ≥ 20 years. 65583.1(c)(2)(A)(ii)	Yes ___ No ___	
(B) Multifamily rental units are to be converted from non-affordable to affordable. Include reference to specific program description in HE. 65583.1(c)(1)	Program No.: N/A	
Will the city/county purchase the unit(s) with the use of committed assistance, OR will the city/county purchase affordability covenants? 65583.1(c)(2)(B)	Yes ___ No ___ Yes ___ No ___	
Project consists of multifamily rental complex of 16+ units converting from non-affordable to affordable. 65583.1(c)(2)(B)	Yes ___ No ___	
Is the acquisition an eminent domain action? 65583.1(c)(2)(B)	Yes ___ No ___	
Will the units result in a net increase to the affordable housing stock? 65583.1(c)(2)(B)	Net # of VL income units added ___ Net # of L income units added ___	

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Are the units currently occupied by VL income or L income households? 65583.1(c)(2)(B)(iii)	Yes ___ No ___
Will units will be decent, safe, and sanitary upon occupancy. 65583.1(c)(2)(B)(iv)	Yes ___ No ___
Acquisition price is not > 120% of the median price of housing units within the city/county. 65583.1(c)(2)(B)(v)	Yes ___ No ___
Affordability and occupancy restrictions will be maintained for not < 30 years. 65583.1(c)(2)(B)(vi)	Yes ___ No ___
(C) Affordable Units to be Preserved Include reference to specific program description in HE. <u>4a. Preservation of Wycliffe Gardens</u> 65583.1(c)(1)	V-18
Will the city/county purchase the unit(s) with the use of committed assistance? Or, will the city/county purchase affordability covenants? 65583.1(c)(2)(C)	Yes <input checked="" type="checkbox"/> No ___ Yes ___ No ___ V-18
Affordability and occupancy restrictions will be maintained for not < 40 years. 65583.1(c)(2)(C)(i)	Yes <input checked="" type="checkbox"/> No ___ V-18
Describe/list the specific program that assist in the preservation of units. Federal programs: _____ State programs: <u>9% Tax Credits</u> Local programs: <u>redevelopment housing funds</u> <u>\$2.16 million bridge loan</u> <u>up to \$6 million permanent financing</u> 65583.1(c)(2)(C)(ii)	IV-10
City/County, via the public hearing process, must find that the unit(s) is/are eligible and are reasonably expected to convert to market rate during the next 5 years due to termination of subsidies, prepayment, or expiration on use. 65583.1(c)(2)(C)(iii)	Yes <input checked="" type="checkbox"/> No ___ IV-9
Are the units decent, safe, and sanitary? 65583.1(c)(2)(C)(iv)	Yes <input checked="" type="checkbox"/> No ___ IV-9
At the time the unit was identified for preservation it was affordable to very low and low income households. 65583.1(c)(2)(C)(v)	Yes <input checked="" type="checkbox"/> No ___ IV-9

DEFINITION: Committed Assistance (alternative sites): When a local government has entered into a legally enforceable agreement during the first two years of the housing element planning period obligating funds for affordable units available for occupancy within two years of the agreement.